

LEAD RENOVATION, REPAIR, AND PAINTING RULE INSPECTION REPORT

- I. FACILITY:** Midway Services Inc.
The Hunting Point Apartments
Larmar Group LLC
1204 S. Washington Street
Alexandria, VA, 22314
- II. DATE OF INSPECTION:** December 3, 2013
- III. EPA INSPECTOR(S):** Kurt H. Rutzmoser, SSAI Employee, SEE Program
Paul J. Ruge, SSAI Employee, SEE Program

KHR
2/21/14

IV. EPA REGION III, LAND AND CHEMICALS DIVISION (LCD)/TOXICS PROGRAMS BRANCH (TPB)

- John A. Armstead, LCD Director
- Harry Daw, LCD Associate Director for Office of Toxics and Pesticides
- Aquanetta L. Dickens, Chief, Toxics Programs Branch

V. PURPOSE OF INSPECTION:

The EPA conducted a work site inspection at The Hunting Point Apartments, 1204 S. Washington Street, Alexandria, Virginia on December 3, 2013, of Midway Services Inc, 4677 118 th Avenue North, North Clearwater, Florida, 33762, in response to a tip/complaint received November, 15, 2013 alleging that work being accomplished at The Hunting Point Apartments, 1204 S. Washington Street, Alexandria, Virginia did not comply with the Renovation, Repair, and Painting Rule.

VI. BACKGROUND INFORMATION:

Inspector Rutzmoser received the initial tip/complaint on November 15, 2013 via telephone. The complainant was submitted by Fred McLaren, a resident at the Hunting Point Apartments. Fred McLaren also submitted a Declaration of Complaint dated November 23, 2013.

On November 22, 2013 the EPA contacted Mr. Matt Damewood, Community Manager of the Hunting Point Apartments, 1204 S. Washington Street to set up an inspection to determine Larmar Group, LLC level of compliance with the Renovation, Repair, and Painting Rule.

An inspection was set up for December 3, 2013 and an inspection confirmation letter was sent out to Matt Damewood on November 22, 2013.

Prior to the inspection Mr. Fred McLaren, complainant, provided photographs of the work being accomplished in his apartment # 816, and a neighboring apartment #817. Mr.

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McLaren also provided Inspector Rutzmoser with Consent for Access to Worksite. In addition, Candra S. Hodges, the tenant of Unit 716, provided Inspector Rutzmoser with Consent for Access to Worksite. Inspector Rutzmoser, contacted Julie Cvetezar, the Sr. Safety and Environmental Specialist, for the Larmar Group, November 26, 2013 and requested access into several additional apartment units, the day of the inspection.

The day of the inspection, Midway Services Inc. was identified as the contractor responsible for the renovations being accomplished at Hunting Point Apartments.

The latitude/longitude coordinates for this property address are: latitude 38.792228 longitude -77.153115 according to <http://itouchmap.com/latlong.html>.

According to the Real Quest Property Report this property was constructed in 1950.

According to United States Environmental Protection Agency data this property is located in area of potential EJ concerns.

According to the Alexandria Health Department Director Lead-Safe Virginia Program, there are no known reports of elevated blood lead levels for Alexandria for the past several years.

According to the current Dun & Bradstreet Report, updated 5/31/2013, Midway Services, Inc. was established in 1957. The company has 120 employees, and the net sales for 2012 were slightly over 19 million dollars.

VII. OPENING CONFERENCE

On December 3, 2013, at approximately 2:00 PM Inspectors Kurt H. Rutzmoser and Paul J. Ruge arrived at The Hunting Point Apartments to investigate the complaint. Upon entering the lobby office, the inspectors met and presented their credentials to Dean VerStraten, the assistant manager. Mr. VerStraten led the inspectors to the onsite office area of Midway Services Inc. Upon entering the conference room the inspectors identified themselves and presented their credentials to those present. A list of all individuals in attendance with contact information was provided to each person. The inspectors explained the purpose of the visit was to determine the level of compliance with the Renovation, Repair, and Painting Rule, that the work currently in progress at the Hunting Point Apartments is being done.

Inspector Rutzmoser presented and explained the Notice of Inspection Form to Ray Poole Senior Project Manager, Larmar Group, LLC.. Both the inspector and Mr. Poole signed the form. Next, Inspector Rutzmoser presented and explained the Confidential Business Information Form to Mr. Poole and Mr. Poole signed the form. Mr. Poole had no questions concerning the forms.

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Inspector Rutzmoser presented and explained the Notice of Inspection Form to David Ortman, Vice President of Midways Services. Both the inspector and Mr. Ortman signed the form. Next, Inspector Rutzmoser presented and explained the Confidential Business Information Form to Mr. Ortman and Mr. Ortman signed the form. Mr. Ortman had no questions concerning the forms.

Mr. Ortman explained to the inspectors that Midway Services Inc. was the contractor doing the current renovations at the Hunting Point Apartments. He stated that Midways Services, Inc. was a lead-Safe certified Firm. Copies of the firm certifications and copies of the certificates of the certified renovators currently working on this project were provided to the inspectors. A copy of results of the lead inspection accomplished by Alban Inspectors in February 2010 was provided to the inspectors.

A copy of the contract between Midway Services Inc. and Hunting Point Apartments LLC was provided to the inspectors. The work being accomplished was discussed with the inspectors. Both Mr. Poole and Mr. Ortman indicated that because the installation of new piping did not disturb more than 6 square feet of painted surface in each unit and there was no painted wall surfaces that had tested positive for lead in the lead survey, this project did not come under the RRP rule.

Prior to inspecting work sites Inspector Rutzmoser gave Mr. Poole a copies of the Consent for Access to Units 816, and 716. Mr. Poole provided Inspector Rutzmoser with Consent for Access to Units 402 and 516. In addition during the inspection Mr. Poole and Mr. Ortman provided the Inspectors accesses to Unit 517, an active work site.

The work site inspection was conducted by Inspectors Rutzmoser and Ruge. The two inspectors accompanied Mr. Poole and Mr. Ortman into each of the units. During the site inspection Inspector Ruge took photographs.

VIII. INSPECTOR'S OBSERVATIONS

No warning sign postings were observed. The initial work of opening of the walls and disturbing of painted surfaces had been completed in all the units toured. It was observed and photographed that a painted area greater than 6 square feet disturbed and removed in unit 517. Plastic drop clothes and coverings were being used in the active work sites, as new pipes were being enclosed.

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IX. REVIEW OF FILES/AVAILABLE DOCUMENTS:

RENOVATION CONTRACTS:

<u>ADDRESS</u>	<u>CONTRACT DATE</u>	<u>YR BLT</u>
Hunting Point Apartments 1204 S. Washington Street Alexandria, VA	May 20, 2013	1950

X. CLOSING CONFERENCE

The inspectors provided Mr. Ortman, and with contractors compliance assistance package and briefly explained its contents. The inspectors provided Mr. Poole with a Landlords compliance assistance package. The concerns of the tip complainant were discussed. Inspectors Rutzmoser and Ruge asked if anyone had any additional questions. The inspector explained that an inspection report would be generated and that it would be reviewed by EPA compliance personnel and a determination of compliance would be made and that notification would be made if there were any deficiencies.

Inspectors Rutzmoser and Ruge thanked for their time and left the Hunting Point Apartments.